



Department of Planning, Housing, & Community Development

Mayor, Richard C. David
Director, Dr. Juliet Berling

Meeting Date: 22, October 2015
Sent To: Commission on Architecture & Urban Design Members
Subject: **510.5 Chenango Street – Determination of Significance**
Tax ID: 144.51-3-36
Case: CAUD 2015-71

A. Review Requested

The City of Binghamton submitted an application for Design Review for the premises located at 510.5 Chenango Street, Tax Map number 144.51-3-36. The owner intends to demolish the buildings. The buildings are older than forty (40) years old, and must be reviewed by The Commission on Architecture and Urban Design (CAUD) before a demolition permit(s) can be issued.

B. Proposal

The Applicant has proposed to demolish a vacant residential structure. The building appears to be in sound structural condition with few exterior signs of deterioration. Several windows have been broken through vandalism or trespassing; there are few other exterior signs of neglect. The interior has been condemned by the Broome County Health Department, and is not fit for occupancy. There are no current plans for the future re-use of the site, instead the site will be maintained as an open plot for future development.

C. Staff Findings

Demolition Criteria:

1. *An outstanding example of a structure or memorial representative of its era, either past or present.*

There is no information to support this criteria.

2. *One of the few remaining examples of past architectural style or combinations of styles.*

This home is constructed in the early period of the Colonial Revival Style. There is very simple ornament and the building is fairly vernacular in design and construction. There is nothing particularly significant about this buildings architecture and the style I fairly common for the period of construction.

3. *The place where an historical event of significance to the City, region, state or nation, or representative activity of a past era took place.*

There is no evidence that any events of historic significance occurred at this home.

It is Staff's opinion that the property does not meet the criteria for listing as a Local Landmark

D. Property History and Condition

Year of Construction	circa. 1898-1918
Land Use	R-3 Residential District, Building is vacant
Significance	The home was built in the Colonial Revival style. Sanborn Maps do not indicate this homes construction until 1918; as the large corner lot of 510 Chenango Street was split sometime between 1898 and 1918 to construct this building.
Condition	The home is in fair exterior condition with some signs of vandalism and possible break-ins. The home has been condemned by the Broome County Health Department and is unfit for human occupation.

E. Photographs



West facing, main façade. (Oct, 13, 2015)



West and north facing façade's. (Oct, 13, 2015)



West and south facing façade's. (Oct, 13, 2015)